009.0	0002	0011.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	1,097,600	/	1,097,600
USE VALUE:	1,097,600	/	1,097,600
ASSESSED:	1,097,600	/	1,097,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
21		WYMAN TERR, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SPY POND LLC
Owner 2:	
Owner 3:	
Street 1:	21 WYMAN TER
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	KARAGIANIS KATHERINE -
Owner 2:	TRUSTEE/KARAGIANIS TRUST -
Street 1:	4501 SOUTH OCEAN BLVD #D8
Twn/City:	PALM BEACH
St/Prov:	FL Cntry:
Postal:	33480

NARRATIVE DESCRIPTION

This parcel contains .197 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1925, having primarily Vinyl Exterior and 2627 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 12 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	8582.000	578,000	4,700	514,900	1,097,600
Total Card	0.197	578,000	4,700	514,900	1,097,600
Total Parcel	0.197	578,000	4,700	514,900	1,097,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 417.77 /Parcel: 417.77

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID: 009.0-0002-0011.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	578,000	4700	8,582.	514,900	1,097,600		Year end	12/23/2021
2021	104	FV	552,000	4700	8,582.	514,900	1,071,600		Year End Roll	12/10/2020
2020	104	FV	552,200	4700	8,582.	514,900	1,071,800	1,071,800	Year End Roll	12/18/2019
2019	104	FV	415,200	4700	8,582.	547,000	966,900	966,900	Year End Roll	1/3/2019
2018	104	FV	415,200	4700	8,582.	399,000	818,900	818,900	Year End Roll	12/20/2017
2017	104	FV	366,600	4700	8,582.	347,500	718,800	718,800	Year End Roll	1/3/2017
2016	104	FV	366,600	4700	8,582.	296,100	667,400	667,400	Year End	1/4/2016
2015	104	FV	327,600	4700	8,582.	289,600	621,900	621,900	Year End Roll	12/11/2014

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 833

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
KARAGIANIS KATH	46276-132		10/14/2005	Family	99	No	No		
KARAGIANIS KATH	25631-332		9/5/1995		1	No	No		A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/18/2010	2143	Re-Roof	11,175					
7/5/2005	572	Redo Kit	10,000	C		G7	GR FY07	

ACTIVITY INFORMATION

Date	Result	By	Name
9/9/2021	USPS	JO	Jenny O
11/4/2017	Inspected	BS	Barbara S
10/6/2017	TTL REFUSAL	HS	Hanne S
1/28/2009	Meas/Inspect	345	PATRIOT
1/27/2009	Info By Phon	345	PATRIOT
10/25/1999	Inspected	267	PATRIOT
9/23/1999	Mailer Sent		
9/23/1999	Measured	243	PATRIOT
10/1/1981		MM	Mary M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		8582		Sq. Ft.	Site		0	80.	0.75	1			Easemen	-5					514,872						514,900	

PREVIOUS ASSESSMENT

Parcel ID: 009.0-0002-0011.0

!833!

PRINT

Date	Time
12/29/21	19:05:35

LAST REV

Date	Time
09/09/21	18:36:15
jorourke	

User Acct

7780

GIS Ref

GIS Ref

Insp Date

11/04/17

Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	7780
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

Total AC/HA:	0.19702	Total SF/SM:	8582	Parcel LUC:	104	Two Family	Prime NB Desc	ARLINGTON	Total:	514,872	Spl Credit		Total:	514,900

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1925	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	20	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	2		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	180.00
Size Adj.:	1.07962358
Const Adj.:	0.98794085
Adj $ / SQ:	191.989
Other Features:	117422
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	710059
Depreciation:	132071
Depreciated Total:	577988

COMMENTS

FFL HEAT=OIL/STEAM. SFL HEAT=OIL/FHW.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	12	BRs:	5	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	2005
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	2	1
1	7	3	M
Totals			
2	12	5	

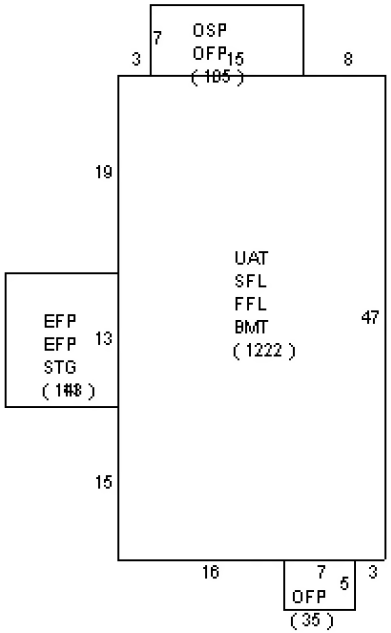
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	191.99
Special Features:	0	Val/Su Net:	124.41
Final Total:	578000	Val/Su SzAd	236.50

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,222	57.600	70,383
FFL	First Floor	1,222	191.990	234,610
SFL	Second Floor	1,222	191.990	234,610
UAT	Upper Attic	306	111.350	34,018
EFP	Enclos Porch	286	36.300	10,382
STG	Storage	143	7.310	1,045
OFP	Open Porch	140	27.940	3,912
OSP	Screen Porch	105	35.010	3,676
	Net Sketched Area:	4,646	Total:	592,636

Size Ad	2444	Gross Area	5562	FinArea	2627

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	60	A	

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 009.0-0002-0011.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	18X20	A	AV	1925	21.94	T	40	104			4,700			4,700

More:	N	Total Yard Items:	4,700	Total Special Featues:		Total:	4,700

IMAGE

AssessPro Patriot Properties, Inc